

RESOLUTION NO. A-_____

1 WHEREAS, the City Council on October 22, 1984, adopted Resolution
2 No. A-69719 finding an area generally bounded by "R" Street, 17th Street, "S" Street,
3 and 7th Street to be blighted, and on October 19, 1987, adopted Resolution No. A-
4 71701 finding said area to be blighted and substandard as defined in the Nebraska
5 Community Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and in
6 need of redevelopment; and

7 WHEREAS, the City Council has previously adopted the Lincoln Center
8 Redevelopment Plan (hereinafter the "Plan") including plans for various redevelopment
9 projects within said area in accordance with the requirements and procedures of the
10 Nebraska Community Development Law; and now desires to establish a new Project
11 Area for the Lincoln Mall Redevelopment Project along Lincoln Mall from 10th to 14th
12 Streets and in the right-of-way of Blocks 119 and 128 (10th to 11th Street, H Street to K
13 Street) to provide public improvements consisting of thematic and coordinated sidewalk,
14 street curb, lighting, bus shelter, landscape, irrigation, benches, security, and other
15 utility and other improvements throughout the project area, and to provide details on
16 how said development will be implemented; and

17 WHEREAS, the Director of the Urban Development Department has filed
18 with the City Clerk the Amendments to the Plan to provide for the Lincoln Mall
19 Redevelopment Project within said blighted and substandard area, which amendments
20 are attached hereto, marked as Exhibit "A", and made a part hereof by reference, and
21 has reviewed said Amendments and has found that they meet the conditions set forth in
22 Neb. Rev. Stat. § 18-2113 (Reissue 1997); and

1 WHEREAS, on July 26, 2002 notice of public hearing was mailed,
2 postage prepaid, to the president or chairperson of the governing body of each county,
3 school district, community college, educational service unit, and natural resource district
4 in which the real property subject to such plan is located and whose property tax
5 receipts would be directly affected and to all registered neighborhood associations
6 located in whole or in part within one mile radius of the area to be redeveloped setting
7 forth the time, date, place, and purpose, of the public hearing to be held on August 7,
8 2002 before the Lincoln City - Lancaster County Planning Commission regarding the
9 Amendments, a copy of said notice and list of said registered neighborhood
10 associations having been attached hereto as Exhibit "B" and "C" respectively; and

11 WHEREAS, said proposed Amendments to the Plan have been submitted
12 to the Lincoln City - Lancaster County Planning Commission for review and
13 recommendation, and said Planning Commission on August 7, 2002 found said request
14 to be in conformance with the Comprehensive Plan and recommended approval
15 thereof; and

16 WHEREAS, on August 23, 2002 a notice of public hearing was mailed,
17 postage prepaid, to the foregoing governing bodies and registered neighborhood
18 associations setting forth the time, date, place, and purpose of the public hearing
19 before the City Council to be held on September 9, 2002 regarding the proposed
20 Amendments, a copy of said notice having been attached hereto as Exhibit "D"; and

21 WHEREAS, on August 23, 2002 and August 30, 2002, a notice of public
22 hearing was published in the Lincoln Journal Star newspaper, setting forth the time,
23 date, place, and purpose of the public hearing to be held on September 9, 2002

1 regarding the proposed Amendments for said blighted and substandard area, a copy of
2 such notice having been attached hereto and marked as Exhibit "E"; and

3 WHEREAS, on September 9, 2002 in the City Council Chambers of the
4 County City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a
5 public hearing relating to the proposed Amendments and all interested parties were
6 afforded at such public hearing a reasonable opportunity to express their views
7 respecting said proposed Amendments; and

8 WHEREAS, the City Council has duly considered all statements made
9 and materials submitted relating to said proposed plans.

10 NOW, THEREFORE, IT IS FOUND AND DETERMINED by the City
11 Council of the City of Lincoln, Nebraska as follows:

12 1. That the Amendments to provide for the Lincoln Mall
13 Redevelopment Project are described in sufficient detail and are designed with the
14 general purpose of accomplishing a coordinated, adjusted, and harmonious
15 development of the City which will promote general health, safety, and welfare, sound
16 design and arrangement, the wise and efficient expenditure of public funds, and the
17 prevention of the recurrence of unsanitary or unsafe dwelling accommodations or
18 conditions of blight.

19 2. That the Project is feasible and in conformity with the general plan
20 for the development of the City of Lincoln as a whole and said plan is in conformity with
21 the legislative declarations, and the determinations set forth in the Community
22 Development Law.

23 3. That the Director of the Urban Development Department has
24 submitted with said Redevelopment Plan a statement of the proposed method and

1 estimated cost of the acquisition and preparation for redevelopment of the Project areas
2 and the estimated proceeds or revenue from the partial disposal thereof to
3 redevelopers, if any; a statement of the proposed method of financing the
4 Redevelopment Projects; and a statement of the method proposed for the relocation of
5 families and businesses to be displaced from the Redevelopment Project areas, is any,
6 attached hereto as Exhibit "F".

7 4. That the acquisitions by the City of real property, if any, as set forth
8 in the Amendments are necessary for implementation of said Projects and their
9 purposes under the provisions of the Community Development Law.

10 5. That the Redevelopment Projects in the Amendments would not be
11 economically feasible without the use of tax-increment financing.

12 6. That said Redevelopment Projects would not occur in the Lincoln
13 Center Plan Redevelopment Area without the use of tax-increment financing.

14 7. That the costs and benefits of the Redevelopment Projects,
15 including costs and benefits to other affected political subdivisions, the economy of the
16 community, and the demand for public and private services have been analyzed by the
17 City Council and have been found to be in the long-term best interest of the community
18 impacted by the redevelopment projects according to the cost benefit model (a)
19 summarized in Exhibit "G" hereto, which model analyzes the tax shifts from the use of
20 Community Improvement Financing as authorized in § 18-2147; (b) the community's
21 public service needs impacts and local tax impacts arising from the approval of the
22 project; (c) impacts on employers and employees of firms locating or expanding within
23 the boundaries of the project area; (d) impacts on other employers and employees in
24 the City and immediate area outside the project area; and (e) other impacts the City

1 Council hereby determines to be relevant to the consideration of costs and benefits
2 arising from the redevelopment project.

3 BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

4 That, pursuant to the provisions of the Nebraska Community Development
5 Law and in light of the foregoing findings and determinations, the Amendments
6 attached hereto as Exhibit "A" are hereby accepted and approved by the City Council
7 as the governing body for the City of Lincoln.

8 BE IT FURTHER RESOLVED that the Urban Development Director or his
9 authorized representative is hereby authorized and directed to take all steps necessary
10 to implement the provisions of said Amendments.

11 BE IT STILL FURTHER RESOLVED that the Urban Development
12 Director, or her authorized representative, is hereby authorized and directed to contact
13 the owners and tenants of those properties listed in said Amendments for the purpose
14 of negotiation of contracts or options for the acquisition of all interests in said real estate
15 in accordance with the land acquisition procedures of the City of Lincoln; and to take all
16 steps necessary for the acquisition of said property by purchase, if possible, or by
17 condemnation if necessary.

18 BE IT STILL FURTHER RESOLVED that the Finance Director is hereby
19 authorized and directed to cause to be drafted and submitted to the City Council any
20 appropriate ordinances and documents for the authorization to provide necessary
21 funds, including Community Improvement Financing in accordance with the provisions
22 of the Community Development Law, to finance necessary and appropriate public
23 acquisitions, improvements, and activities set forth in said Amendments to the Lincoln
24 Center Redevelopment Plan.

1 BE IT STILL FURTHER RESOLVED that it is intended that this resolution
2 and the modifications adopted herein are supplemental hereto the findings, approvals,
3 and authorizations set forth in Resolution No. A-70273, Resolution No. A-71073,
4 Resolution No. A-71490, Resolution No. A-71701, Resolution No. A-72046, Resolution
5 No. A-72329, Resolution No. A-72774, Resolution No. A-73000, Resolution No. A-
6 73698, Resolution No. A-74165, Resolution No. A-74186, Resolution A-74291,
7 Resolution No. A-74583, Resolution No. A-74603, Resolution No. A-75257, Resolution
8 No. A-75784, Resolution No. A-75974, Resolution No. A-76438, Resolution No. A-
9 77828, Resolution No. A-78138, Resolution No. A-78688, and Resolution No. A-80587.

Introduced by:

Approved as to Form and Legality:

Assistant City Attorney

Approved this ____ day of _____, 2002:

Mayor